

ORDINANCE NO. 2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RITZVILLE, ADAMS COUNTY, WASHINGTON AMENDING SECTION 11.120.045 OF THE RITZVILLE CITY CODE TO REGULATE SIGNS IN THE TOURIST COMMERCIAL ZONES

WHEREAS, the City of Ritzville, Adams County, Washington (the City) is a duly incorporated and existing second class city, organized and operating under and by virtue of the Constitution and laws of the State of Washington; and

WHEREAS, the City prepared and adopted a revised comprehensive plan in 1999 to address land use, transportation and capital facilities needs; and

WHEREAS, the City adopted revised development regulations to implement its 1999 comprehensive plan and, in so doing, established regulations for signs in commercial zones; and

WHEREAS, the Ritzville City Council conducted a public hearing on proposed changes to the regulations for signs in commercial zones, and

WHEREAS, the city, in accordance with Section 11.200.040 of the Ritzville City Code, has made the following findings regarding the expanding of limitations for signs in commercial zones:

1. The proposed amendment is consistent with the intent and goals of the Ritzville Comprehensive Plan and meets the requirements and intent of the Development Code.
2. The city and other responsible agencies and special districts will be able to supply the development resulting from the amended implementing ordinance with adequate roads and streets for access and circulation, water supply, storm drainage, sanitary sewage disposal, emergency services, and environmental protection.
3. The amendment is beneficial to the public health, safety, and welfare, and is in the public interest.

NOW THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1: Section 11.120.045 is hereby established to read as follows:

11.120.045 Signs in Tourist Commercial Zones.

Signs in the C-3 zones shall comply with the following standards:

- A. Maximum Signage. The maximum total number of signs for one lot is five (5) unless on a corner where one (1) additional

sign is allowed. The collective maximum area of all signs may not exceed eight hundred (800) square feet. The ratio of the sign surface to frontage of the building shall be based on the international zoning code per figure 1008.1.2 (2) and 1008.1.2 (3) not including sign height. When multiple businesses are present on the same premises, the maximum size of all signs for each business shall not exceed one-half the allowable size for the type of sign.

- B. Pole Signs. A free-standing sign (Pole) is a sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles, or braces placed in or upon the ground. Pole or ground-mounted signs are permitted when the building does not cover the full width of the parcel upon which it is located. The total area for a pole sign shall not exceed sixty (60) square feet. The maximum number of pole signs is two (2). The maximum height of a pole sign shall not exceed sixty (60) feet when measured from the threshold of the front door of the business. Such signs may extend up to fifty (50) feet above the roof when placed on a building. The distance from the adjacent property line of a pole sign must be at least a minimum of fifteen (15) feet or forty percent (40%) of the average of the two lot frontages. For purposes of calculating the sign area, only one side of a two-sided pole sign will count.
- C. Wall Signs. The total area of all wall signs on each side of the building shall not exceed one hundred (100) square feet per side on single story or two story buildings. An additional twenty-five (25) square feet may be added per side for each additional story. In the case of projecting signs, sign area shall be calculated for one side of the sign. Signs flush against the building face may be located anywhere on the surface of the building. Signs projecting from the building face may project no more than six (6) feet from the face of the building, have a maximum height of five (5) feet and must have a minimum clearance of eight (8) feet above a public sidewalk and fifteen (15) feet above public driveways or alleys.
- D. Marquee Signs. Marquee signs may be on the vertical faces of marquees and may project below the lower edge of the marquee not more than twelve (12) inches. The bottom of

the Marquee signs shall be no less than eight feet above the sidewalk or grade at any point.

- E. Identity Signs. One ground-mounted identity sign is permitted not exceeding six feet in height with a maximum sign area not to exceed seventy-five square feet per side.
- F. Miscellaneous Signs. All other signs on the property indicating services, products, prices, trade information, or other information shall not exceed in total, eighty (80) square feet in area.

Section 2: Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 3: This ordinance shall take effect and be in full force five (5) days after publication.

READ in open meeting;

PASSED by vote of the City Council present; and

ORDERED PUBLISHED this 8th day of January, 2008.

ATTEST:

Linda Kadlec, Mayor

David A. Grove, Clerk/Treasurer

Publish Date: _____

APPROVED AS TO FORM

Effective Date: _____

Faxed to Journal: _____

Mark DeWulf, City Attorney